



Recommended Land Use
Kearny Mesa Community Plan

4

FIGURE

PLAN SUMMARY

This planning document identifies the major issues facing Kearny Mesa and provides a framework to guide the future growth and development of the community. The recommended land use plan for Kearny Mesa (**Figure 4**) is a visual representation of the major land use proposals set forth in the Plan text. The land use map alone, however, does not constitute the Kearny Mesa Community Plan. The text of this document is equally necessary to interpret the intent of the community and the City of San Diego.

Since Kearny Mesa is considered a “regional employment center” which attracts employees and consumers from all over the county, the first elements or chapters in the Plan are the **Industrial** and **Commercial Elements**. There is one land use designation set forth in the Industrial Element, the Industrial and Business Park designation, which allows a mix of industrial and office uses. Similarly, there is one land use as well as offices and light industrial uses.

Another important plan element is the **Transportation Element**, which describes existing and forecast traffic volumes, existing and proposed transportation infrastructure, and ways to improve pedestrian, bicycle and motor vehicle access to sites while also accommodating future development. Since Kearny Mesa is already highly developed and experiences congestion, the task of maintaining an efficient transportation system will be very difficult and expensive to achieve as the community continues to urbanize.

The **Urban Design Element** provides basic guidelines to enhance the quality of the built environment in Kearny Mesa. Given the high level of traffic in the community, it will be critical to reconcile motor vehicle needs with those of pedestrians and bicyclists. The enhancement and maintenance of pedestrian connections between uses and the provision of pedestrian amenities on public and private property should be routinely considered as part of any design process in the Kearny Mesa community. In addition, community identity and character should be reinforced through the strategic use of building materials, landscaping and signage. Focal points along the major entrances of the community are recommended to indicate that subareas of Kearny Mesa are corporate business centers, manufacturing and distributing centers, or retail shopping centers.

While there are only three areas developed or proposed for development with residential uses, the **Housing Element** provides for the preservation and protection of two of these areas as residential neighborhoods. **Table 1** indicates the acreage allocated to this land use.

Additional Plan elements include the **Community Facilities and Services Element**, the **Open Space Element**, and the **Airport Element-Montgomery Field**.

A Public Facilities Financing Plan has been created for Kearny Mesa along with this Plan. The financing plan identifies present and future community needs and the capital improvements necessary to accommodate future development. While transportation facilities make up the bulk of the recommended projects, fire station, recreation, and other public facilities are also described in the Kearny Mesa Public Facilities Financing Plan. Developers and property owners who are responsible for new development will contribute to the funding of the facilities required as a result of that development.

TABLE 1
RECOMMENDED LAND USE PLAN—ACREAGE ALLOCATIONS*

| Land Use | Acres |
|---|---------------|
| Industrial | |
| Industrial and Business Park | 1900 net ac. |
| Specific Plan Area | |
| StoneCrest | 318 gross ac. |
| Commercial | |
| General Commercial | 473 net ac. |
| Mixed Use Commercial/Residential | 60 net ac. |
| Residential | |
| Single-family Residential | 22 net ac. |
| Multifamily Residential | 19 net ac. |
| Park and Recreation | |
| Community Park | 44 gross ac. |
| Open Space | 121 gross ac. |
| Government/Public Facilities | |
| Fire Station | 5 net ac. |
| Police Station | 11 net ac. |
| County Sites | 77 net |
| General Aviation Airport (includes airport-related commercial) | 539 gross ac. |
| Utility | |
| San Diego Gas & Electric | 18 net ac. |
| Total Acreage | 3,607 |

***Notes:**

- All acreages except StoneCrest acreage are derived from parcel maps of the County of San Diego's Assessor's Office.
- Net acreage excludes public streets.
- All acreages have been rounded to whole numbers.
- To calculate street acreage, a rule of thumb is to assume that streets comprise 10-15% of the land for urbanized areas such as Kearny Mesa.

ISSUES

Retention and Enhancement of Kearny Mesa as an Employment Center

This Plan is intended to preserve and enhance Kearny Mesa as an employment center by designating the majority of the land for industrial, office and retail commercial use. During the 1970s and 1980s, Kearny Mesa evolved from a primarily industrial manufacturing and distributing center to an industrial, office and retail center. This Plan accommodates the increased demand for office development by allowing such use in almost all of the Plan area. In addition, retail development in Kearny Mesa is encouraged through the General Commercial land use designation, comprising 519.6 acres of land. This is in excess of the 191 acres of land designated for retail commercial uses by the former community planning document, the Serra Mesa Community Plan.

Recommended Development Intensity Controls

This Plan departs from previous Kearny Mesa planning documents in that it recommends development intensity controls through floor area ratios (FARs). Since much of Kearny Mesa is developed at a lower FAR than those recommended by this Plan, there is incentive for underutilized property to redevelop while also ensuring that no single property development unacceptably impacts surrounding properties and public facilities.

Transportation System Improvements

The **Transportation Element** identifies the street improvements necessary to support community buildout. Alternative modes of transportation and traffic management programs are also promoted as ways to improve the circulation system. While Light Rail Transit (LRT) does not currently exist in the Plan area, its future provision is discussed and recommended in the **Transportation Element**.

Urban Design

Kearny Mesa should be enhanced by architectural, landscaping and entry features that provide a sense of community identity. Such urban design features could contribute to a distinct identity for the commercial and industrial districts and mixed-use developments.

Urban design considerations are integrated into each plan element and are further described in the **Urban Design Element**.

Retention of Residential Area

Although most of Kearny Mesa is designated for industrial, office and commercial use, one area of existing residential development adjacent to I-805 is proposed to be retained and buffered from surrounding non-residential uses. In addition, a portion of the StoneCrest Specific Plan is designated for residential use.

Community Facilities and Services

Since Kearny Mesa is already highly urbanized, basic community facilities and services are available to serve the area. As Kearny Mesa continues to develop, existing public facilities and services may need to be upgraded in response to changing conditions and community growth.

Protection of Natural Resources

This Plan endeavors to preserve the limited natural resources in the community and protect the remaining natural hillsides and canyons as open space. Environmentally sensitive areas have either been designated as such on the recommended land use plan map or are described in relevant sections of the Plan.

Mitigation of Noise Impacts from Aviation Uses

Based on the noise contours identified in the Comprehensive Land Use Plan (CLUP) for both Naval Air Station (NAS) Miramar and Montgomery Field, compatible land uses are prescribed for areas impacted by overflight noise. The **Airport Element—Montgomery Field** describes appropriate uses near Montgomery Field, and the **Conservation and Open Space Element** discusses the impacts from NAS Miramar.

OVERALL COMMUNITY GOALS

- Ensure the continued development of Kearny Mesa as a regional employment center, containing a mix of industrial, office, retail and compatible housing land uses.
- Encourage the provision of a multi-modal transportation system that provides access to the entire community as efficiently as possible.
- Create a sense of community identity by encouraging the provision of high quality urban design, complementary mixed uses and the provision of focal points that advertise Kearny Mesa as a regional employment center, consumer destination and a mix of other complementary uses that support these primary uses.